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|-------------------------|------------------|
| Planning \$ <u>5.00</u> | Drainage \$ |
| TCP \$ | School Impact \$ |

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|-------------------------------|
| BLDG PERMIT NO. <u>78631e</u> |
| FILE # |

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

50217-29130

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 710 WELLINGTON

TAX SCHEDULE NO. 2945-111-32-971

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,736,770

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 1.1 MILLION

OWNER ST. MARYS HOSPITAL

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2635 N. 7th ST.

USE OF ALL EXISTING BLDGS MED. BUILDING

TELEPHONE 970-244-2170

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT SHAW CONSTRUCTION

10,700 S.F. INTERIOR IMPROVEMENT

ADDRESS 760 HORIZON DR

OF EXISTING LOWER LEVEL.

TELEPHONE 970-242-9236

DIALYSIS CENTER

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

EXISTING 13.35 EQV SUFFICIENT REVIEW IN 14AS TIME AFTER
Full Operation @ 9/1/2002

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PO

SPECIAL CONDITIONS: NO SITE PLAN

PARKING REQUIREMENT: _____

Required

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

CENSUS TRACT 5 TRAFFIC ZONE 26 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Eric M...

Date 3-19-01

Department Approval Mishi Aragon

Date 3/19/01

| | | | |
|--|----------------------|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. |
| Utility Accounting | <u>Marshall Cole</u> | | Date <u>3/19/01</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)